

ITEM#: ORD 08-23
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-9-2007 – Westridge Estates Phase 4A

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Amended Final Plat
Location: 5700 West 5400 South
Zoning: R-1-7

BACKGROUND:

Ivory Homes, is requesting an amendment to the Westridge Estates Phase 4A Subdivision. The purpose for the amendment is to correct a number of errors on the recorded plat. The Westridge Estates Phase 4A Subdivision was recorded with the Salt Lake County Recorder's Office in October 2007. Subsequent to the recordation of this plat, staff learned that the recorded plat did not match the plat approved by the City.

As part of the City's approval, a number of notes were required to be placed on the plat. These notes were to address issues related to various drainage easements and the subdivision's proximity to the golf course and USANA amphitheater. Further exploration also revealed that the approved cul-de-sac radius of 52 feet was actually recorded at 53 feet.

This problem came to light as the City Engineer was responding to a grading and drainage issue with the developer's engineer. Upon learning of these problems, staff has determined the best way to resolve the above mentioned errors would be to amend the recorded subdivision plat. Therefore, the amended plat will do the following:

1. Add certain notes that were omitted from the recorded plat.
2. Provide language and locations of new drainage swales.
3. Correct the right-of-way width for each cul-de-sac.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager